



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

CITY OF HIGHLAND  
COMBINED PLANNING AND ZONING BOARD AGENDA  
CITY HALL 1115 BROADWAY  
JUNE 1, 2016 7:00 P.M.

Call to Order

Roll Call

1. General Business:

a. Approval of the May 4, 2016 Meeting minutes

2. Public Comment Section

Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.

3. Public Hearings and Items Listed on the Agenda

Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.

4. New Business

- a. Teresa Greve, 1218 Lindenthal Ave Highland IL 62249 requests a 4 ft side lot variance to Section 90-73(4) of the City of Highland Municipal Code to construct an accessory structure (carport) closer to the lot line than is allowed PIN# 01-2-24-05-16-402-040
- b. Teresa Greve, 1218 Lindenthal Ave Highland IL 62249 requests an 8 ft rear lot line variance to Section 90-73(4) of the City of Highland Municipal Code to construct an accessory structure (carport) closer to the lot line than is allowed PIN# 01-2-24-05-16-402-040
- c. Charles and Roberta White, 185B Field Crossing Highland IL 62249 requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 185B field Crossing Highland IL PIN #02-2-18-32-15-401-048
- d. Charles and Roberta White, 185B Field Crossing Highland IL 62249 requests a variance to Section 90-129 of the City of Highland Municipal

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- e. Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 185B field Crossing Highland IL PIN #02-2-18-32-15-401-048
- f. Nancy C Piper, 185A Field Crossing Highland IL 62249 requests a variance to Section 90-129 of the City of Highland Municipal Code to allow a zero lot line to convert an existing duplex to villa located at 185A field Crossing Highland IL PIN #02-2-18-32-15-401-048.001
- g. Nancy C Piper, 185A Field Crossing Highland IL 62249 requests a variance to Section 90-129 of the City of Highland Municipal Code to increase the maximum lot coverage for the R2A zoning classification from 30% to 55% to convert an existing duplex to villa located at 185A field Crossing Highland IL PIN #02-2-18-32-15-401-048.001

#### Discussion

- a. A continuation of the Site Plan review policy/procedures
- b. Fences and landscaping in easements
- c. Land Development Code requiring front lot elevation requirements
- d. Land Development Code requiring drainage swale elevations
- e. Chickens

#### Calendar

- a. July 6, 2016 – Combined Planning and Zoning Board Meeting (tentative)
- b. June 20, 2016 - Council Meeting

#### 6. Adjournment

*Anyone requiring ADA accommodations to attend this public meeting, please contact Kevin Limestall, ADA Coordinator.*